



20 Hawthornes, Tilehurst, Berkshire, RG31 6FN
£425,000 Freehold

sansome  george
Residential Sales & Lettings

- Well Presented Detached Home
- Two Bedroom Detached Bungalow
- Garage & Driveway Parking
- Rear Aspect Lounge/Dining Room With Garden Access
- Close To Countryside & Thames Riverside Walks
- Sought After Cul-De-Sac Location
- Landscaped Fully Enclosed Rear Garden
- Three Piece Bathroom With Shower Over Bath
- No Onward Chain
- Excellent Transport Links To London & Oxford

Offered to the market with no onward chain, this well-presented two-bedroom detached bungalow is ideally located in a sought-after cul-de-sac just off Long Lane. This desirable setting provides easy access to the beautiful open countryside of nearby Sulham, while benefiting from excellent transport links, including regular bus services to Reading town centre and Tilehurst railway station, offering direct connections to Central London and Oxford. Local amenities include a Waitrose supermarket, a selection of charming independent shops in nearby Pangbourne village, and picturesque riverside walks along the Thames.

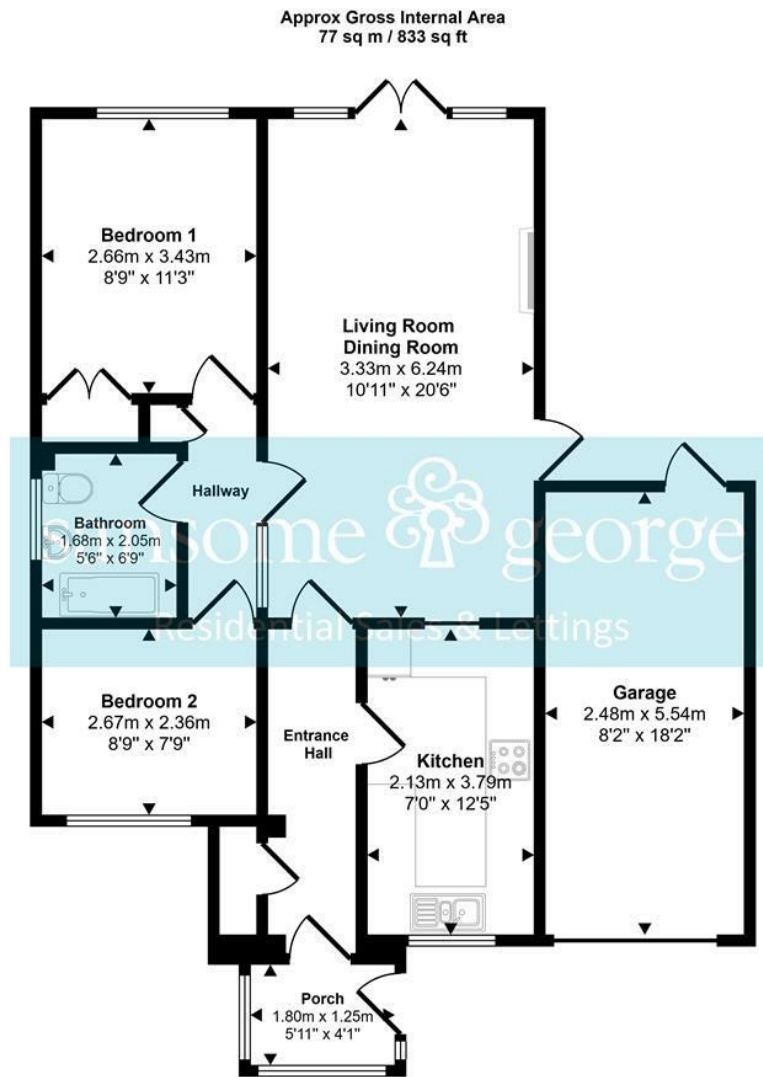
The accommodation comprises a covered porch, entrance hall, and a front-aspect kitchen offering ample worktop space and storage. A new Vaillant Eco Combi Boiler was installed in September 2024. To the rear, the spacious lounge/dining room enjoys garden views and offers dual access via side and rear doors. There are two well-proportioned bedrooms, both served by a fitted bathroom with shower over bath.

Outside, the enclosed and landscaped rear garden is mainly laid to lawn with a patio seating area, ideal for outdoor relaxation. A garage with power and lighting provides additional storage or workspace and benefits from a newly replaced flat roof (September 2024). To the front, a private driveway offers off-road parking.

For more information or to arrange a viewing, please contact Sansome & George Estate Agents at your earliest convenience.

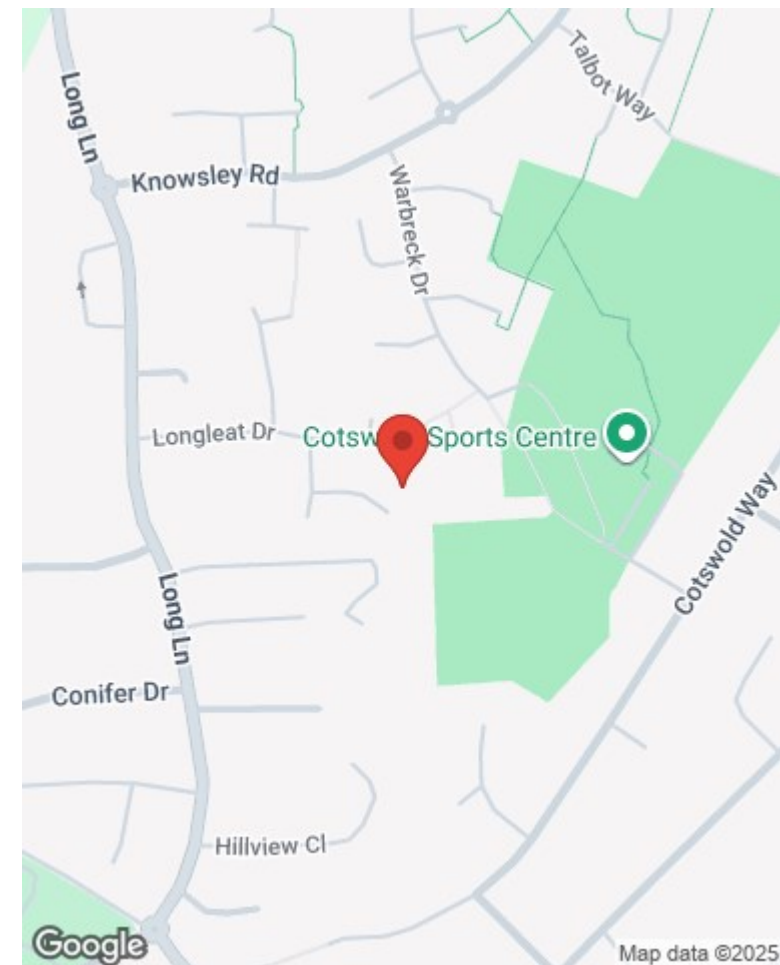
West Berkshire Council - Council Tax Band: D





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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